

# PLANNING COMMISSION REPORT



MEETING DATE: December 1, 2004

ITEM NO. \_\_\_\_\_

GOAL: Coordinate Planning to Balance Infrastructure

## SUBJECT

**Danny's Family Carwash - 15-UP-2004**

## REQUEST

Request conditional use permits for a car wash and a service station on a 2.6 +/- acre parcel located at 14651 N Northsight Blvd with Central Business District (C-2) zoning.

### Key Items for Consideration:

- Specific use permit criteria pertaining to service stations and general criteria for automated car washes.
- Provision of support commercial and service uses for surrounding employment uses and nearby residents.

### Related Policies, References:

5-ZN-1998 rezoned 76 acres from R1-35 to C-2 and C-3. 5-DR-2003 approved the site plan and elevations of the existing shopping center.

## OWNER

Danny's Office LLC  
480-348-2223

## APPLICANT CONTACT

Roy Arrieta  
Deutsch Associates Inc  
602-840-2929

## LOCATION

14651 N Northsight Blvd

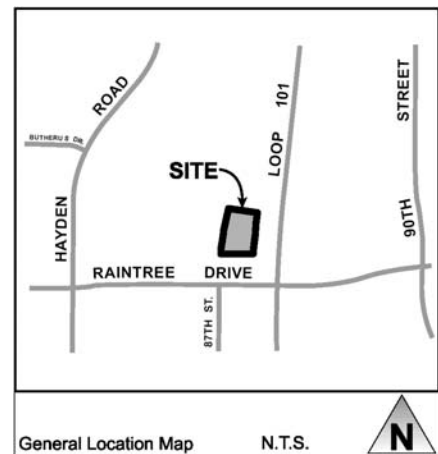
## BACKGROUND

### Zoning.

The site was zoned Central Business District (C-2) in 1998. C-2 denotes Central Business District zoning, permitting retail and service establishments that serve the neighborhood, plus commercial activities designed to serve the larger community. The district allows for an automated car wash and a service station with the approval of a conditional use permit.

### General Plan.

The General Plan Land Use Element designates the property as Commercial. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, retail businesses, major single uses, and shopping centers, which serve community and regional needs. There is also a Regional Use district overlay upon the site. This district provides flexibility for land uses when it can be demonstrated that new land uses are viable in serving a regional market.



## APPLICANT'S PROPOSAL

### **Context.**

This site is located in Northsight, a large mixed-use project. The proposed site is a pad within an existing commercial shopping center. There are three additional pads in this center to the north. Just north of the center is a vacant parcel zoned C-2 that has been recently approved by the Development Review Board for a bank. Kohl's Department store is an existing store on the adjacent property east of the site. To the south, across Raintree Drive, is a vacant parcel zoned Industrial Park District (I-1), which is owned by Vanguard. This parcel has recently submitted a pre-application to the city for the expansion of the Vanguard complex. To the west, across Northsight Boulevard is vacant land zoned Commercial Office District (C-O). The Development Review Board has approved a bank at the corner and a small retail plaza.

### **Goal/Purpose of Request.**

The applicant seeks approval of a conditional use permit for an automated car wash and a service station. The site is a pad within an existing shopping center. Access to the car wash and gas station come from internal driveways already existing in the center. There will be no other proposed entrances from Raintree Drive or Northsight Boulevard to the site. The applicant proposes a 4,000 sq. ft. convenience store, a 10,500 sq. ft. carousel building to house 6 oil/lube bays, the car wash tunnel, and the car wash lobby area. The site will also contain three canopies that will not be connected to any of the two main buildings. The vacuum canopy, the drying canopy, and the gas canopy that includes 16 gas pumps.

### **Development Information.**

- *Existing Use:* Vacant pad within an existing shopping center
- *Buildings/Description:* Convenience store, carousel automated car wash with oil/lube bays, vacuum canopy, drying canopy, and a gas canopy
- *Parcel Size:* 2.55 acres
- *Building Height Allowed:* 36 ft.
- *Proposed Building Height:* approx. 25 ft.
- *Floor Area:* 15,202 sq. ft.

## IMPACT ANALYSIS

### **Traffic.**

The proposed Danny's car wash will generate approximately 1,618 trips per day, with 142 trips occurring during the a.m. peak hour and 150 trips in the p.m. peak hour. This is slightly less than the traffic that would be generated if the site were developed as two fast food restaurants, which would be allowed under the existing C-2 zoning without a conditional use permit.

Capacity calculations for the intersection of Northsight Boulevard and Raintree Drive demonstrate that the signalized intersection will operate at an acceptable level of service for both the a.m. and p.m. peak hours for the 2005 and 2010 conditions. Much of the traffic generated by the proposed land uses is considered pass-by trips. These are trips that are already on the adjacent streets, not new trips that are added to the adjacent street system.

Staff has worked with the applicant to improve the internal circulation on the site. The site has been expanded to provide more room for the various facilities. An existing driveway on Northsight Boulevard will be removed. Additional channelization has been provided to direct traffic into and around the site. The orientation of the car wash entry has been modified to provide more queuing area.

**Parking.**

The shopping center provides all of the parking requirements for the existing and proposed buildings within the center. The Danny's facility requires 51 parking spaces and 58 parking spaces are provided on the Danny's site.

**Water/Sewer.**

There are existing water and sewer lines located along Raintree Drive and Northsight Boulevard. These lines will adequately serve the site.

**Use Permit Criteria.**

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  - 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination. Staff has reviewed the site plan focusing on lighting as a key factor. **The applicant has submitted a lighting plan showing acceptable lighting levels within the Danny's portion of the site. The average foot-candle amount under the canopies has been stipulated to meet acceptable level for gas stations. Noise, vibration, and illumination will not impact residents due to the closest neighborhood being located 1,500+ ft. southwest of the site.**
  - 2. Impact on surrounding areas resulting from an unusual volume or character of traffic. **The site has been planned for an intense commercial center. The Northsight area master circulation plan has planned for and anticipated a variety of different commercial uses. Even though the carwash produces twice as many vehicle trips compared to the planned retail use for this site, there will be no unusual volume or character of traffic in the area.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas. **Northsight has been planned as a regional shopping area. The proposed carwash is compatible with the existing uses in the area.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
  - a. The application shall include a detailed landscape plans showing plant, type, size and spacing. All landscape plans shall include an automated

watering system and planting areas shall constitute a minimum of five (5) percent of the lot area and may be required to include as much as twenty (20) percent of the site, depending upon site size. Lack of care and maintenance of the landscape areas shall be considered due cause for revocation of the use permit. All trees planted shall have a minimum caliper of two (2) inches and all shrubs shall be at least five-gallon size. **The landscaping at the corner of Raintree Dr. and Northsight Boulevard has been approved and planted with the overall shopping center. The application includes a detailed landscape plan for the remainder of Danny's site, which meets the standards.**

- b. All structures approved under this use permit shall be of a unique design character that is appropriate to the area in which they are to be constructed. Renderings of building shall accompany each application and construction shall be in reasonable conformity thereto. All canopies shall be connected to the roof of the main structure unless otherwise approved. **The Development Review Board will review the elevations submitted with this packet. The building materials are consistent with the character Northsight area. The applicant intends to utilize several building materials such as standing seam metal roof elements, sand finish E.I.F.S., and sandstone veneer on the base of the buildings and canopies. The three canopies will not connect to any of the two main buildings.**
- c. No driveway shall extend into the curb radius. **The application meets this criterion.**
- d. All source of artificial light shall be concealed and shall be attached to the main structure, unless otherwise specifically approved. All lighting shall be so designed as to permit no glare. **The proposed lighting plan and lighting stipulations ensure the application meets this criterion.**
- e. The minimum area of a lot considered adequate to accommodate this use, exclusive of street dedication, shall be twenty-two thousand five hundred (22,500) square feet. **The site is approximately 2.5 acres.**
- f. A solid masonry wall or planting screen shall be required between all service station sites and residentially zoned property. (Height shall be as determined in each case.) **Even though the site is not adjacent to a residential area, the applicant has proposed a wall along portions of Raintree Drive and Northsight Boulevard. to screen the car wash and service area bays.**
- g. Each site plan for a service station shall show three (3) types of areas as follows:
  - 1. Building area.
  - 2. Service area, which shall be screened from view by a masonry, wall and within which all automotive repair and service shall take place. Entry to indoor service areas shall be from the rear of the station except in cases where it may be approved otherwise by the City Council.
  - 3. Sales area.

**The oil/lube bays proposed with this project are directed internally, but can still be seen from certain spots along the public streets. The applicant has proposed a wall/landscaping at these areas to screen the bays.**

- h. None of the above criteria shall prohibit the City Council from considering an application to reconstruct or remodel an existing service station. **This criterion does not apply.**

There are no additional criteria pertaining to automated car washes.

**Community Involvement.**

The applicant has contacted the surrounding property owners regarding this case. Letters have been sent to property owners within 750 feet of the site. The City has also sent out post cards to property owners within 750 feet of the site. Staff received one phone call from the public asking general questions about the project.

**Community Impact.**

Northsight has been planned as a mixed-use project consisting of regional serving office, retail, and hotel uses. The proposed car wash and gasoline service station are support service uses for the surrounding employment and nearby residential uses in the area. Commercial uses and offices completely surround the site.

The site is surrounded by commercial, office, and industrial zoning and does not abut to any residential zoning districts. The nearest residential development is located 1,500+ ft. to the southwest of the site. The proposal is internal to the overlay Northsight mixed-use development. Access to the site comes from the internal commercial driveway located within the shopping center. The proposed oil/lube bay doors are screened by site walls from all any public streets. Other Danny's car wash auto care facilities are located in Scottsdale. One is located at the Scottsdale Airpark and one is located at Shea/70<sup>th</sup> Street. Both areas are larger employment/mixed-use areas. The existing locations have not created any adverse impacts to surrounding businesses or residential neighbors.

**Policy Implications.**

- The application meets the conditional use permit general criteria pertaining to service stations and carwashes, and the additional conditions for a service station.
- The project will provide support commercial and service uses for adjacent employment uses and nearby residential units.

STAFF  
RECOMMENDATION

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE  
DEPT(S)

**Planning and Development Services Department**  
Current Planning Services

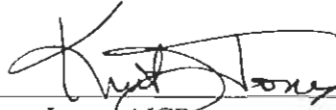
STAFF CONTACT(S)

Bill Verschuren  
Senior Planner  
480-312-7734  
E-mail: bverschuren@ScottsdaleAZ.gov

**APPROVED BY**



Bill Verschuren  
Report Author



Kurt Jones, AICP  
Director, Current Planning

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. Traffic Impact Study
10. Convenience Store Elevations
11. Carousel Building Elevations
12. Landscape Plan
13. Overall Shopping Center Site Plan
14. Danny's Car Wash Site Plan



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 06/18/04

Project No.: 708 - PA - 2003

Coordinator: BILL VERSCHUREN

Case No.: \_\_\_\_\_

Project Name: DANNY'S CAR WASH & CONVENIENCE STORE

Project Location: 14651 N. NORTHSIGHT BLVD, NE CORNER NORTHSIGHT / RAINBOW

## Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-3

Proposed Zoning: C-3

Number of Buildings: 2 + CANOPIES

Parcel Size: 93,198 SF. (2.14 AC)

Gross Floor Area/Total Units: 14,628 / 2

Floor Area Ratio/Density: 15.7%

Parking Required: 57

Parking Provided: 61

Setbacks: N - \_\_\_\_\_ S - \_\_\_\_\_ E - \_\_\_\_\_ W - \_\_\_\_\_

## Description of Request:

PROJECT IS A CARWASH WITH ASSOCIATED CONVENIENCE STORE AND FUEL SALES CANOPIED AREA. AS AN ADJUNCT TO THE CAR WASH, THERE ARE AUTOMOTIVE LUBRICATION BAYS. THE CAR WASH VALUUM AND DRYING AREAS ARE CANOPIED. COVERED PARKING IS PROVIDED.

THE EXISTING STORM WATER RETENTION AREA ON THE SITE WILL BE REPLACED WITH UNDERGROUND RETENTION PIT.

## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088





Danny's Family Carwash

15-UP-2004

ATTACHMENT #2





Q.S.  
34-48

G.I.S. ORTHOPHOTO 2003

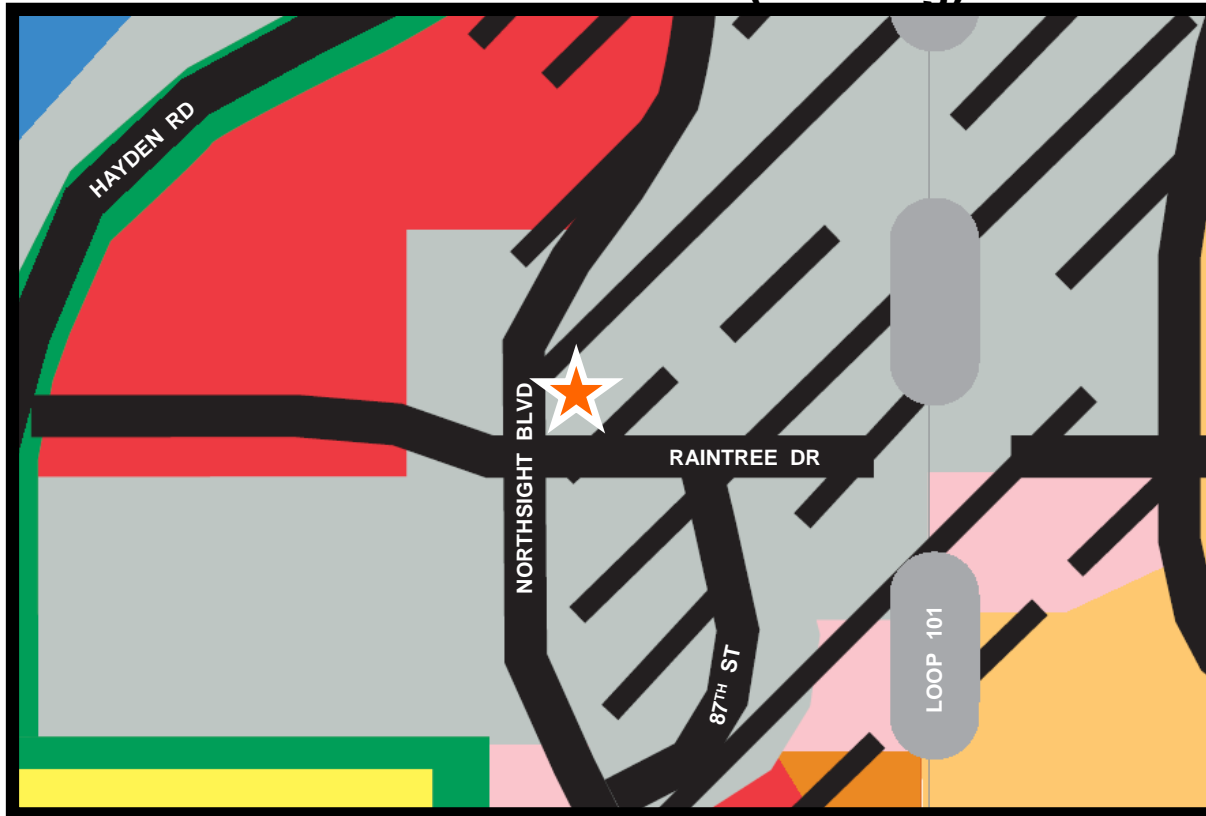


Danny's Family Carwash

15-UP-2004

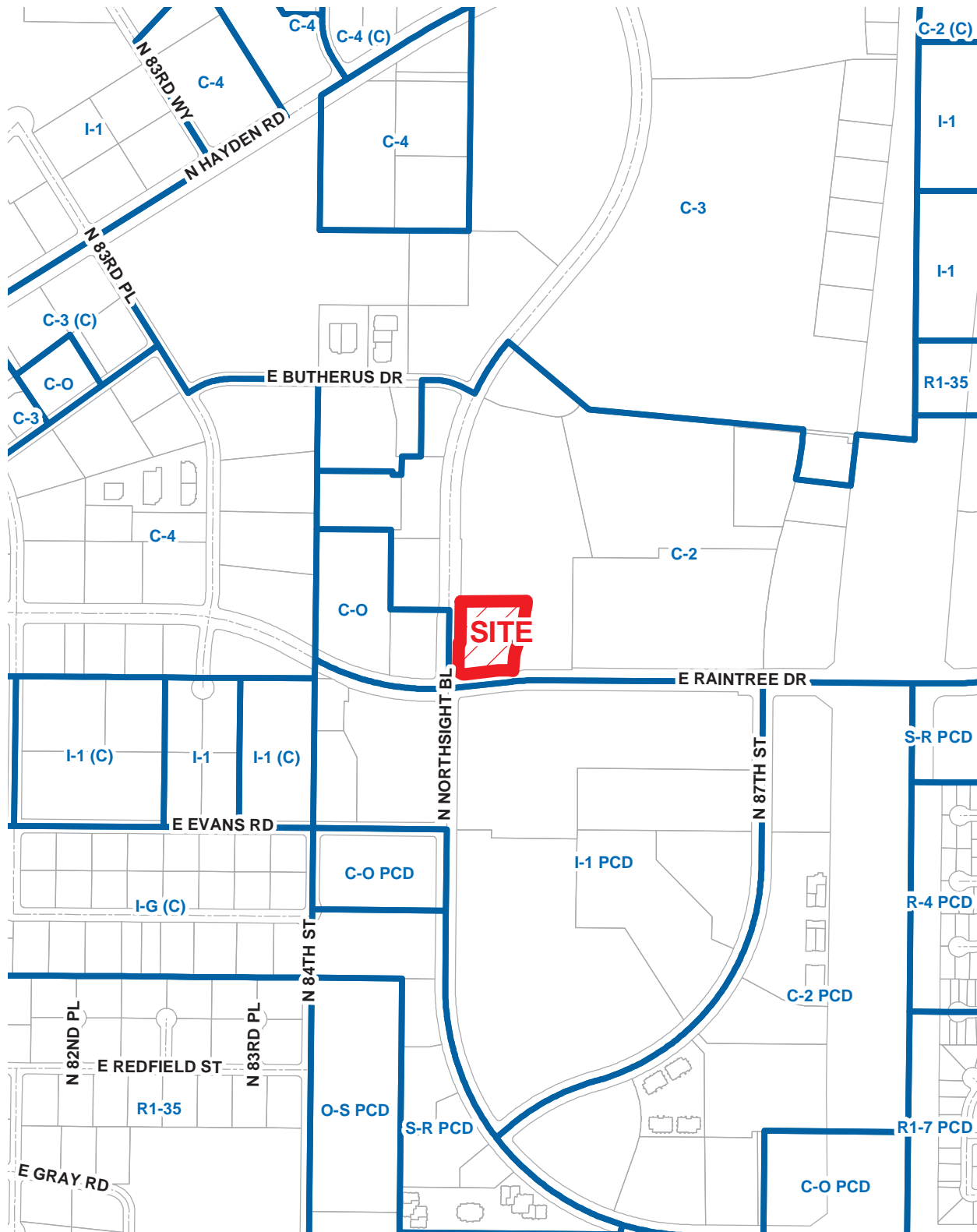
ATTACHMENT #2A

# General Plan (Existing)



**15-UP-2004**  
ATTACHMENT #3

Adopted by City Council October 30, 2001  
Ratified by Scottsdale voters March 12, 2002  
revised to show McDowell Sonoran Preserve as of August 2003  
Revised to reflect Case 4-GP-2002, adopted by City Council October 29, 2002



# 15-UP-2004

ATTACHMENT #4



## STIPULATIONS FOR CASE 15-UP-2004

### PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. On site automobile circulation design and screening of service areas shall be required to conform with the site plan submitted by Deutsch Associates and dated with a revision date of 10-15-2004. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. Building and structure architecture shall be the consistent with the rest of the shopping center.
3. The particular massing, materials, colors, and finishes of screening treatments for service areas shall be subject to Development Review Board consideration. However, no wall section shall exceed six feet in height. When greater height is required for screening, wall sections shall be separated horizontally by no less than six feet using terracing.
4. Plant species shall be consistent with the palette of materials used for the remainder of the shopping center.
5. Landscape frontage along Northsight Boulevard and Raintree Drive shall include mature trees for the purpose of screening the tops of service bay entrances. The trees shall be of quantity, specie, and location as determined by the Development Review Board.
6. Automobiles awaiting service or customer pick-up shall be parked under service canopies at all times.
7. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except for sign lighting.
8. The individual luminarie lamp shall not exceed 250 watts.
9. The maximum height from finished graded to the bottom of the any exterior luminiare shall not exceed 20 feet.
10. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
11. Incorporate into the project's design, the following:  
Parking Lot and Site Lighting:
  - a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 10.0 foot-candles.
  - b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaries shall be included in this calculation.
  - c. The initial vertical illuminance at 6.0 foot above grade, along the south and west property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaries shall be included in this calculation.All Service Canopy and Bay Lighting:
  - d. The maintained average horizontal illuminance level at grade under the canopy shall not exceed 20 foot-candles. The maintained maximum horizontal illuminance level at grade

under the canopy shall not exceed 50 foot-candles. However, the Development Review Board may consider a modification of these standards up to plus or minus 25% if the City of Scottsdale Lighting Consultant determines that a greater or lesser amount of lighting is desirable for the task and context.

- e. Light fixtures under canopy shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface of the canopy.
- f. Bottom of canopy fascia shall be no less than eight inches below the bottom of fixture lenses.
- g. Lights shall not be mounted on the top or sides of the canopy.
- h. The sides or fascias of the canopy shall not be illuminated.

**Building Mounted Lighting:**

- i. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.
- j. The maintained average horizontal illuminance at grade within 15 feet of the storefront entries and windows, including any spill light from the store interior, shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade within 15 feet of the storefront entries and windows, including any spill light from the store interior, shall not exceed fifteen (15) foot-candles.

**Landscape Lighting:**

- k. No landscape lighting is permitted.

**ENGINEERING**

1. **STREET CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Northsight Blvd		Sidewalk, curb, roadway improvement	See Note 'a' Below

- b. The elimination of existing south driveway on Northsight Blvd shall required the removal of existing deceleration lane and a reconstruction of curb and sidewalk, unless the applicant provides a traffic study to support the need of a long deceleration lane (approximately 450').
2. **ACCESS RESTRICTIONS.** Access to the site shall conform to the following restrictions:
  - c. Raintree Street - Access from Raintree Street to the site is through an existing driveway.
  - d. Northsight Blvd - Access from Northsight Boulevard to the site is through an existing driveway.
3. **EASEMENTS ABANDONMENT.** Prior to the final plan approval, the developer shall submit an application to abandon existing drainage easement and sight distance/visibility easement that will be in conflict with the proposed improvements.

## ADDITIONAL INFORMATION FOR CASE 15-UP-2004

### PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:

- e. wall design,
- f. landscape design,
- g. building and structure design,
- h. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use

2. NATIVE PLANT PRESERVATION. The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

### ENGINEERING

1. FINAL DRAINAGE REPORT. With the final plan submittal, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the final drainage report and plan shall:

- a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
- b. Determine easement dimensions necessary to accommodate design discharges.
- c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
- d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
- e. Underground Stormwater Storage Tank is allowed on this site, providing that owner enters into a legally binding agreement for operation and maintenance of the underground stormwater storage facilities. The developer/owner shall also obtain from the AZ Dept of Environmental Quality a commercial/industrial NPDES permit for the carwash prior to final plan approval. The underground stormwater storage (USST) agreement shall at a minimum address the following items: Indemnify the city from any claims resulting from malfunction of the USST, allow the City to place a lien on the property to recover costs for any remedial actions, require that the USST be inspected after every rain event by a registered Civil Engineer and provide evidence of inspection to the city and a remedial action report for maintenance, include a maintenance schedule that describes the maintenance and periodic operation of the discharge pumps (such as once per week) and describe what type of Best Management Practice methodology will be used to filter the stormwater discharge from the USST.
- f. Grease and Oil Traps will be required for this site.



2. **STORM WATER STORAGE EASEMENTS.** With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
3. **STORM WATER STORAGE REQUIREMENT.** Before improvement plan approval, the developer shall submit a final drainage report and plan which calculates the storm water storage volume required,  $V_r$ , and the volume provided,  $V_p$ , using the 100-year, 2-hour storm event.
4. **DRAINAGE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.
5. **REQUIRED SPECIAL INSPECTIONS.** Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
6. **CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT.** Before the issuance of a Grading & Drainage Permit:
  - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
  - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
7. **CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE.** Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
  - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
  - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
8. **AS-BUILT PLANS.** City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.
9. **ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS.** All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
- b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) with the improvement plan submittal to the Development Quality/Compliance Division.

10. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
11. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
12. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
13. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
14. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
  - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
  - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
  - e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
    - (1). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
    - (2). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.

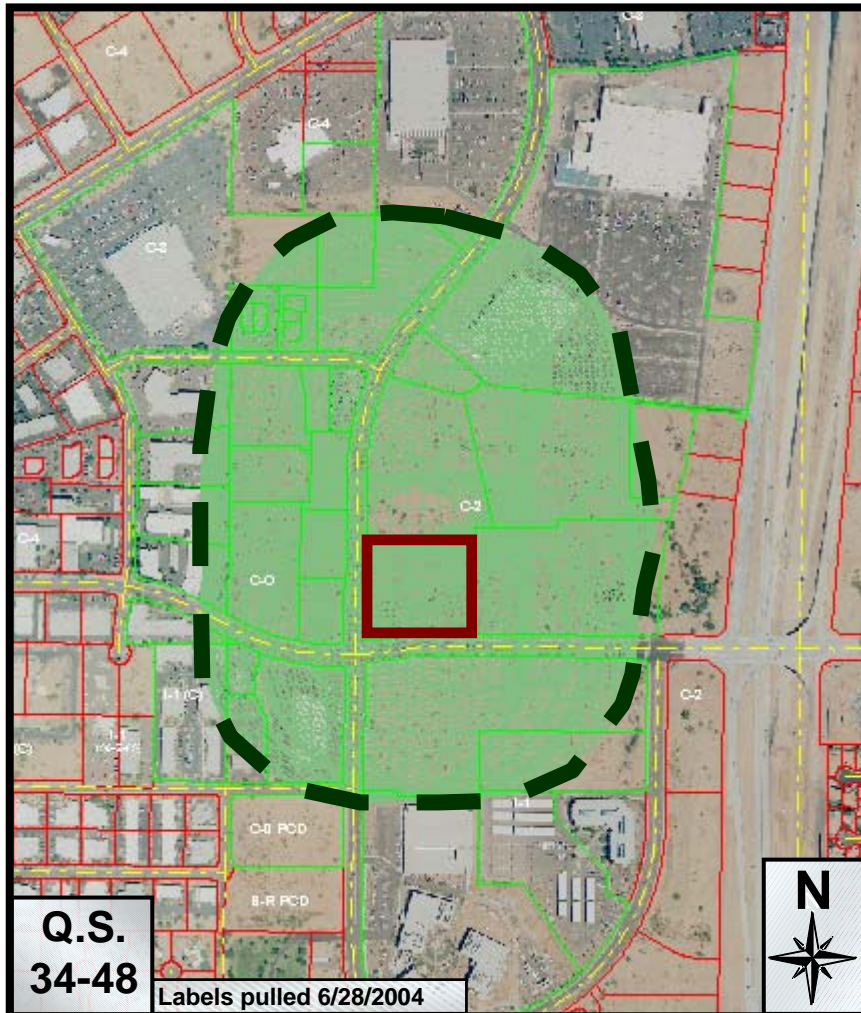
- (3). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
  - (4). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.
15. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
16. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
17. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
18. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

**Dannys Family Carwash  
15-UP-2004**

Attachment #7. Citizen Involvement

The above attachment is on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.

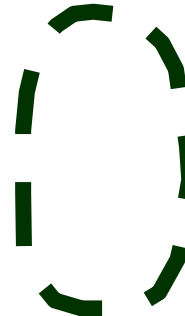
# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750-feet

## Additional Notifications:

- Interested Parties List
- Coalition of Pinnacle Peak

Danny's Family Carwash

**15-UP-2004**

ATTACHMENT #8

**TRAFFIC IMPACT ANALYSIS SUMMARY**  
**708-PA-20032**  
**Danny's Car Wash**  
**NEC Northsight Boulevard and Raintree Drive**

**Existing Conditions:**

The site is located on the northeast corner of Northsight Boulevard and Raintree Drive, approximately one-third mile west of the Loop 101 Freeway. The location is within an existing retail shopping center. There are existing driveways on both Northsight Boulevard and Raintree Drive that provide access to the center. The intersection of Northsight Boulevard and Raintree Drive is currently signalized.

Raintree Drive is identified as a Neighborhood System Street on the Mobility Element of the city's General Plan and is designated as a Minor Arterial cross section on the City's Streets Master Plan. The street has two lanes in each direction with a landscaped median. The posted speed limit on Raintree Drive in the vicinity of the site is 35-MPH. The average daily traffic volume on Raintree Drive is 36,500 vehicles per day. Raintree Drive is approximately 2.5 miles long running from just west of Hayden Road to just east of Frank Lloyd Wright Boulevard.

Northsight Boulevard is identified as a Neighborhood System Street on the Mobility Element of the City's General Plan and is designed as a Minor Collector on the City's Streets Master Plan. The street has two lanes in each direction with a landscaped median. The posted speed limit on Northsight Boulevard is 35-MPH. The average daily traffic volume on 87<sup>th</sup> Street is 2,700 vehicles per day. Northsight Boulevard is approximately 1.5 miles long running from Hayden Road to a half mile south of Raintree Drive where it transitions into Thunderbird Road.

Accident data at the intersection of Northsight Boulevard & Raintree Drive was reviewed for the years 2002, 2003, and to date in 2004. During this time period, there have been three collisions in 2002, eight in 2003, and two in 2004. The majority of collisions have been rear end, which is typical for signalized intersections.

**Proposed Development:**

The proposal for the project site is a car wash that includes a gas station with 24 fueling positions, a full service car wash, and a convenience store. Existing zoning on the site is Central Business District (C-2). Under the C-2 zoning, a use permit is required to accommodate the car wash component of this proposal.

Primary access to the project site is via a right-in, right out driveway on Raintree Drive located 300 feet east of Northsight Boulevard, and a full access driveway on Northsight Boulevard located 660 feet north of Raintree Drive. There is also left-turn access provided to Raintree Drive via cross access through the adjacent parcel to the east.

The Trip Generation Table below shows the total new trips that will be generated by the proposed project. The trip generation calculations for the gasoline station and convenience store are based on data contained in the Institute of Transportation Engineer's *Trip Generation*. The proposed developer, Danny's car wash, provided the trip generation data for the car wash component of the planned development. Danny's keeps detailed trip generation records for the car wash component of their various facilities. The trip generation for the car wash is calculated separately from the rest of the uses on the



site because it has its own fueling facilities and there is little interaction between it and the gas station and convenience market. The car wash data used in this study is based on the characteristics of the busiest Danny's car wash store in Scottsdale, which is located on the southeast corner of the intersection of Scottsdale Road & Tierra Buena.

The total new trips on the street network will actually be much lower than the total trips generated by the Danny's car wash. This is due to the fact that many of the Danny's car wash customers will be people visiting another business within the Northsight area or people driving by the site on their way to another destination. A reduction factor has been applied to the total site trip generation to account for these internal capture and pass by trips. This information is summarized in the Trip Generation Table below.

**TRIP GENERATION TABLE**

Land Use	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Gas Station & Convenience Store <i>24 fueling positions</i>	3,907	219	219	438	199	199	398
Carousel Car Wash <i>with fueling positions</i>	756	18	18	36	34	34	68
Total Trips	4,663	237	236	474	233	233	466
Internal Capture/Pass By Trips	-3,045	-166	-166	-332	-158	-158	-316
<b>Total New Trips</b>	<b>1,618</b>	<b>71</b>	<b>71</b>	<b>142</b>	<b>75</b>	<b>75</b>	<b>150</b>

A traffic impact study has been prepared for this project by Kirkham Michael Consulting Engineers under the City of Scottsdale's Traffic Impact and Mitigation Analysis (TIMA) Program. The traffic impact study compares the trip generation characteristics of the proposed project to other uses permitted under the existing C-2 zoning and examines the impacts from the proposed project.

One possible scenario for an alternative development plan that would be permitted under the C-2 zoning without a use permit and would also be reasonable for the project site is two fast-food type restaurants without drive-thru windows. The Trip Generation Comparison Table below compares the number of trips generated by the different possible scenarios on this project site.

**TRIP GENERATION COMPARISON TABLE**

Land Use	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
<b>Proposed Development Plan</b> Danny's Car Wash	1,618	71	71	142	75	75	150
<b>Alternate Development Plan</b> Two Fast Food Restaurants <i>3,000 sq ft each</i>	1,637	87	58	145	44	42	86
<b>Difference in Total Trips</b>	<b>-19</b>	<b>-16</b>	<b>-13</b>	<b>-3</b>	<b>+31</b>	<b>+32</b>	<b>+64</b>

The Trip Generation Comparison Table above demonstrates that the Danny's car wash scenario generates fewer daily trips than the fast food restaurant scenario that would be allowed under the existing zoning without a use permit. The trip generation numbers for the fast food restaurants were also reduced to account for pass-by traffic.

**Future Conditions:**

The traffic impact study analyzes the traffic conditions for the horizon years of 2005 and 2010. Intersection capacity was evaluated for the intersection of Northsight Boulevard and Raintree Drive with and without the proposed project traffic. Capacity calculations include the traffic from the Danny's car wash and projected traffic volumes on the adjacent streets. The signalized intersection is expected to operate at level of service (LOS) D or better during both the a.m. and p.m. peak hours for the 2005 and 2010 conditions. It should be noted again that much of the traffic for these types of land uses are drawn into the site from the adjacent streets, and do not represent new trips.

**Additional Information:**

There is an existing right-in, right-out driveway on Northsight Boulevard approximately 330 feet north of Raintree Drive that will be removed with the development of this project. The driveway does not work well with the internal site circulation, and city staff supports the removal of the driveway.

**Summary:**

The proposed Danny's car wash will generate approximately 1,618 trips per day, with 142 trips occurring during the a.m. peak hour and 150 trips in the p.m. peak hour. This is slightly less than the traffic that would be generated if the site were developed as two fast food restaurants which would be allowed under the existing C-2 zoning without a use permit.

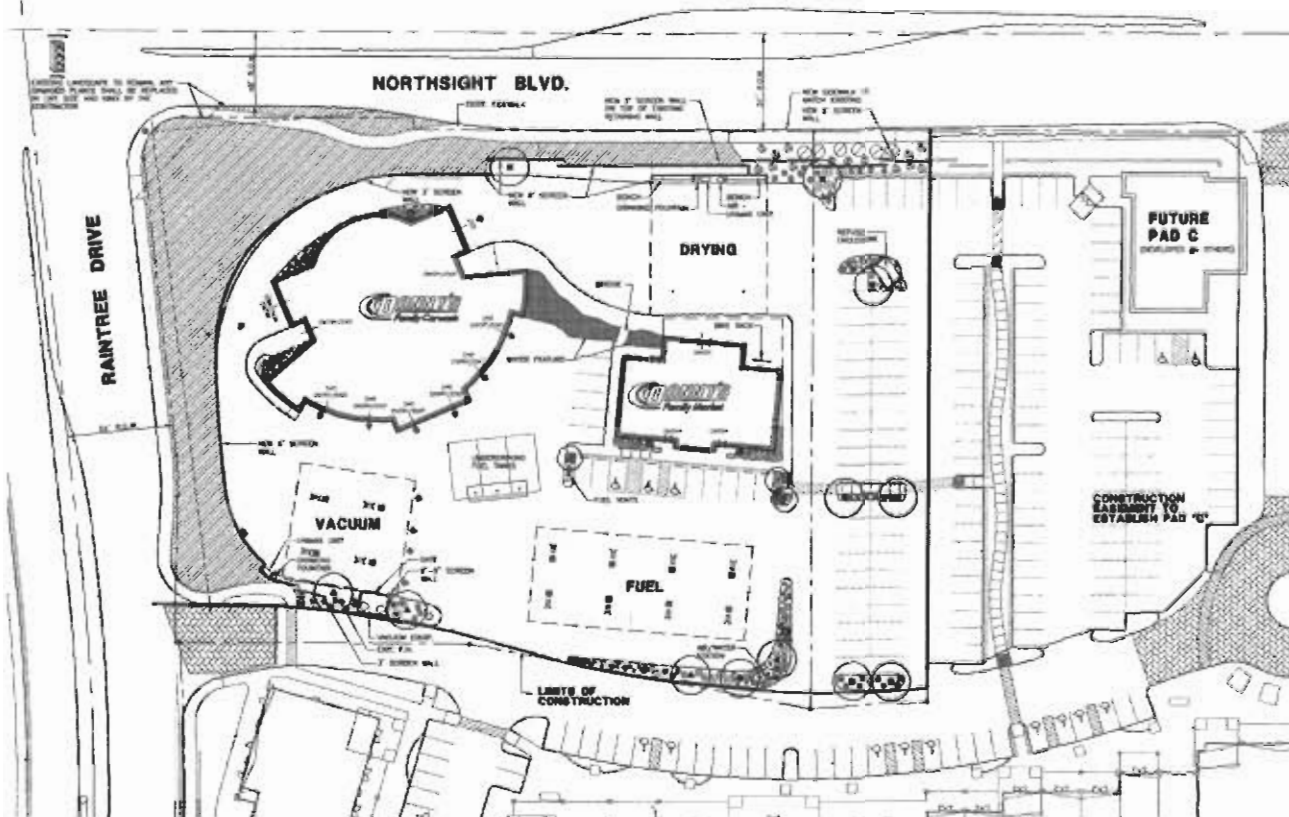
Capacity calculations for the signalized intersection of Northsight Boulevard and Raintree Drive demonstrate that the intersection will operate at an acceptable level of service for both the a.m. and p.m. peak hours for the 2005 and 2010 conditions. Much of the traffic generated by the proposed land uses is considered pass-by trips. These are trips that are already on the adjacent streets, not new trips that are added to the adjacent street system.

Staff has worked with the applicant to improve the internal circulation on the site. The site has been expanded to provide more room for the various facilities. An existing driveway on Northsight Boulevard will be removed. Additional channelization has been provided to direct traffic into and around the site. The orientation of the car wash entry has been modified to provide more queuing area.







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LANDSCAPE PLAN  
APPROVED  
CITY OF SCOTTSDALE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN  
AND ANY AND ALL DEVIATION WILL REQUIRE REAPPROVAL. LANDSCAPE  
INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTOR. SERVICE  
MATERIALS CONTRACTORS AT OCCASION IS NOTED.

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED BY A QUALITY NURSERY, HEREIN AND  
 HEREON. THE RESPONSIBILITY OF THE PROPERTY OWNER.

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**BILMORE PARSONS**  
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Phoenix, AZ 85006  
Tel: 602.254.1100

**DANNY'S FAMILY CARMASH**  
TOWNSEE AND NIGHTSIGHT  
SCOTTSDALE, ARIZONA

10. *Journal of the American Medical Association*, 273:1225-1226 (1995).


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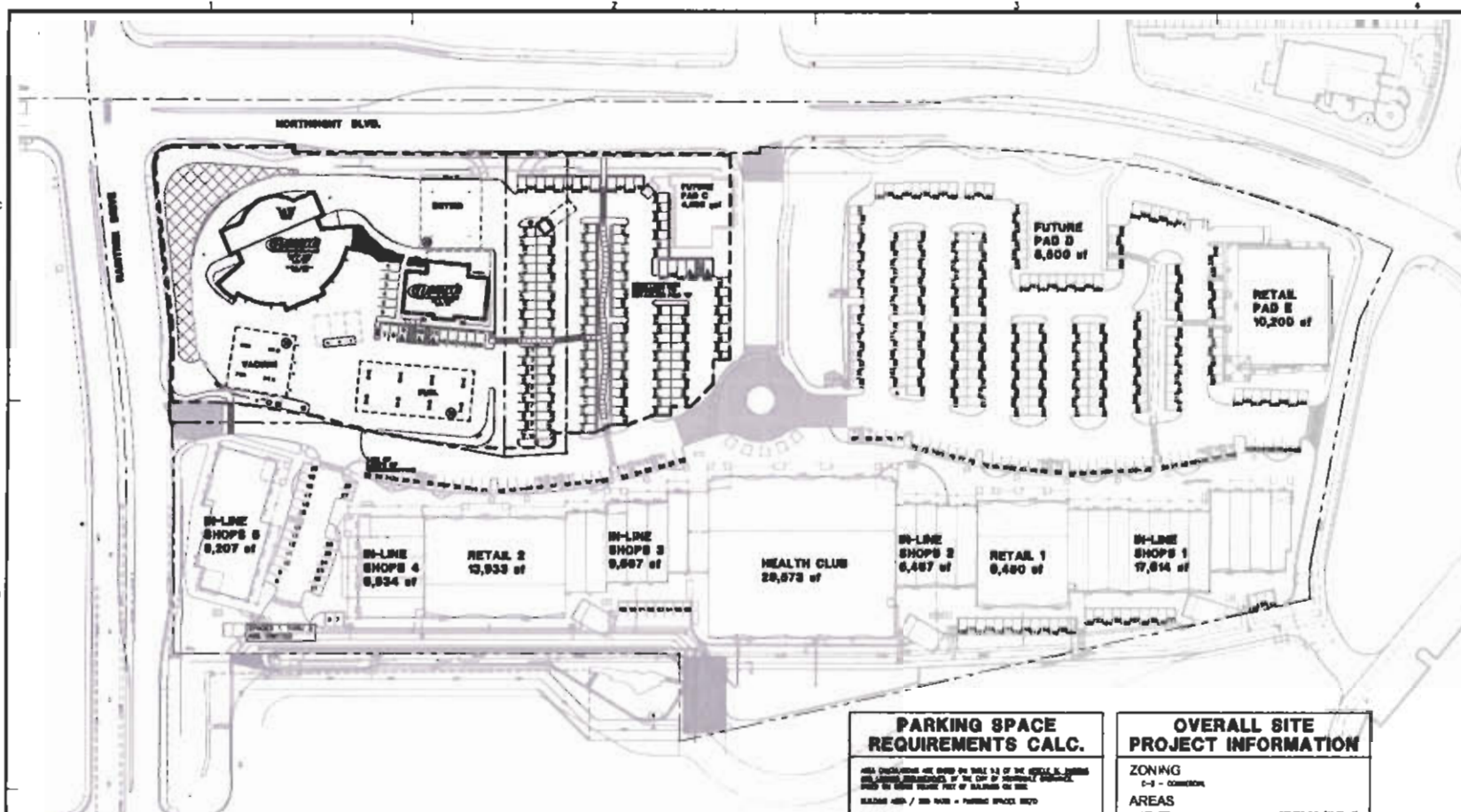
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24) (MC 11.1) -	
Power of	20
Rate of	30
Options	
Cost, benefits, approach	

LANDSCAPE

PLAN  
1424

2701



**NOTE: SITE IS A PURCHASE PAD,  
NOT A LEASED PARCEL**



### PARKING SPACE REQUIREMENTS CALC.

AREA CALCULATIONS ARE BASED ON TABLE 1.2 OF THE URBAN DESIGN HANDBOOK AND LATEST RECOMMENDATIONS OF THE CITY OF HOUSTON. PARKING SHALL BE BASED ON THE TOTAL GROSS AREA OF THE SITE.

BUILDING AREA / 200 SQ. FT. = PARKING SPACES REQUIRED  
 CALCULATED FOR SHOPPING CENTER WITH SPECIFIC  
 CIRCULATION - 3 REQUIRED  
 SERVICE DRIVE - 0 REQUIRED  
 PARKING SPACE FOR RETAIL 1 & 2 BUILDINGS  
 1 BAY 1 - 12 BAYS, 2 BAYS 2 SPACES AT BUILDING - 12 BAYS

**PARKING REQUIRED CALCULATION**  
 C-SHOPPING PARKING REQUIRED 12 BAYS 12 - 12  
 TOTAL PARKING REQUIRED 12  
 AVAILABLE PARKING SPACES 12  
 TOTAL PARKING REQUIRED 12

**PARKING PROVIDED:**  
 PARKING SPACE MEDIAN DRIVEWAY 12  
 PARKING SPACE PARK DRIVEWAY 12  
 PARKING SPACE DRIVE DRIVEWAY 12  
 PARKING SPACE DRIVE DRIVEWAY 12  
 TOTAL PARKING PROVIDED 48

NOTE: FOR SMALLER LOT, SPACES SHOWN 1 THRU 3 ARE SHOWN  
 TOTAL LOT - 12 SPACES - 12 BAYS 12  
 12 BAYS 12 - 12 BAYS 12 - 12 BAYS 12

### OVERALL SITE PROJECT INFORMATION

**ZONING**  
 C-2 - COMMERCIAL

**AREAS**  
 LOT AREA 11,300 S.F. (11.30 AC)  
 BUILDING AREA 11,300 S.F.  
 TOTAL AREA 22,600 S.F.  
 PLANT AREA 11,300 S.F. (11.30 AC)  
 BUILDING VOLUME 11,300 S.F. (11.30 AC)  
 ALUMINUM 11,300 S.F. (11.30 AC)  
 BUILDING HEIGHT 11,300 S.F. (11.30 AC)  
 BUILDING WIDTH 11,300 S.F. (11.30 AC)  
 BUILDING DEPTH 11,300 S.F. (11.30 AC)

**PARKING REQUIREMENTS**  
 PARKING REQUIRED 12 BAYS / 12 - 12  
 PARKING PROVIDED 12 BAYS / 12 - 12  
 PARKING DEFICIT 0 BAYS / 0 - 0  
 ACCESSIBLE PARKING REQUIRED 12 BAYS / 12 - 12  
 ACCESSIBLE PARKING PROVIDED 12 BAYS / 12 - 12

**OPEN SPACE REQUIREMENTS**  
 OPEN SPACE REQUIRED 11,300 S.F. (11.30 AC)  
 OPEN SPACE PROVIDED 11,300 S.F. (11.30 AC)  
 OPEN SPACE DEFICIT 0 S.F. (0 AC)  
 OPEN SPACE PROVIDED 11,300 S.F. (11.30 AC)



SEC NORTHPOINT BLVD. & RAINBOW DRIVE SCOTTSDALE, AZ  
 11/17/2004 9:18:19 AM, bmuinoz

PROJECT NO. 0100-01  
 DATE: 11/17/2004  
 DRAWN BY: JLS  
 CHECKED BY: JLS  
 APPROVED BY: JLS  
 SCALE: 1/8" = 1'-0"

OVERALL SITE PLAN  
 AS-100



